

ORDINANCE NO. 2003-18-CM

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE,
FROM R1 AND AW TO PDRS.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF TIPPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to wit:

A part of the real estate conveyed to Buckridge, Inc., as recorded in Deed Record 87-15421 in the Office of the Recorder for Tippecanoe County, Indiana (ORTCI), being a part of the Southeast Quarter of Section 13, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at a Berntsen monument at the southwestern corner of the said Southeast Quarter of said Section 13; thence South 89° 22'10" East along the southern line of the Southeast Quarter of the said Section 13 (bearings based upon the S.P.C. Grid North (N.A.D. 83) as determined (sic) by the Tippecanoe County Section Corner Perpetuation Project) for 257.63 feet to the southwestern corner of the said Buckridge, Inc. real estate; thence North 0°04'49" East along the western line of the said Buckridge, Inc. real estate for 1,125.74 feet to the POINT OF BEGINNING; thence continuing North 0°04'49" East along the western line of the said Buckridge, Inc. real estate for 159.43 feet to the centerline of Eisenhower Road as described on the Final Plat for the Buckridge Subdivision (P.C. C, Slide 124, ORTCI); thence North 63°03'55" East along the said centerline of Eisenhower Road for 222.80 feet (measured) (221.56 feet, platted distance); thence North 84°42'23" East along the said centerline of Eisenhower Road for 376.50 feet (measured and platted distance); thence South 85°28'37" East along the said centerline of Eisenhower Road for 251.13 feet (measured and platted distance) to the southeastern corner of the said Buckridge Subdivision, and the southwestern corner of the Buckridge Summit Subdivision (P.C. C, Slide 191, ORTCI); thence South 86°13'21" East along the said centerline of Eisenhower Road as described on the Final Plat for the said Buckridge Summit Subdivision for 122.67 feet (measured and platted distance) to the northwestern corner of a 0.17 acre tract conveyed to the Board of Commissioners of the County of Tippecanoe as recorded in Deed Record NIF 81-3053 (ORTCI); thence South 0°25'17" East along the western line of the said 0.17 acre tract for 30.11 feet (measured and record distance) to the southwestern corner of the said 0.17 acre tract; thence South 85°18'58" East along the southern line of the said 0.17 acre tract for 52.96 feet (measured) (53.06 feet, record distance); thence North 75°42'32" East along the southern line of the said 0.17 acre tract for 199.20 feet (measured) (199.09 feet, record distance) to the eastern line of the aforesaid Buckridge, Inc. real estate; thence South 0°25'17" East along the said eastern line for 621.36 feet; thence westwardly through the said Buckridge, Inc. real estate and along the 100 year frequency flood plain limit for the following eighteen (18) courses: 1) thence South 85°39'12" West for 126.04 feet; 2) thence North 76°38'47" West for 99.46 feet; 3) thence North 74°03'08" West for 100.52 feet; 4) thence South 86°36'48" West for 93.07 feet; 5) thence North 88°47'04" West for 37.60 feet; 6) thence North 73°48'07" West for 67.51 feet; 7) thence North 45°01'41" West for 68.24 feet; 8) thence North 47°00'09" West for 118.74 feet; 9) thence North 31°13'17" West for 92.10 feet; 10) thence North 50°49'22" East for 26.10 feet; 11) thence South 78°38'48" West for 44.63 feet; 12) thence North 45°22'46" West for 69.00 feet; 13) thence North 33°48'57" West for 124.27 feet; 14) thence South 55°04'24" West for 116.06 feet; 15) thence South 83°12'41" West for 61.25 feet; 16) thence North 72°24'33" West for 73.61 feet; 17) thence South 82°20'49" West for 90.56 feet; 18) thence South 65°00'39" West for 46.48 feet to the point of beginning, containing 11.56 acres, more or less.

ALSO

Commencing at a Berntsen monument at the southwestern corner of the said Southeast Quarter of said Section 13; thence South 89°22'10" East along the southern line of the Southeast Quarter of the said Section 13 (bearings based upon the S.P.C. Grid North (N.A.D. 83) as determined by the Tippecanoe County Section Corner Perpetuation Project) for 257.63 feet to the southwestern corner of the said Buckridge, Inc. real estate; thence North 0°04'49" East along the western line of the said Buckridge, Inc. real estate for 627.40 feet to the POINT OF BEGINNING; thence continuing North 00°04'49" East along the western line of the said Buckridge, Inc. real estate

for 137.78 feet; thence northeastwardly, southeastwardly, southwestwardly, and northwestwardly through the said Buckridge, Inc. real estate and along the 100 year frequency flood plain limit for the following eighteen (18) courses: 1) thence North 23°37'50" East for 103.05 feet; 2) thence North 83°16'17" East for 115.42 feet; 3) thence South 80°14'41" East for 122.82 feet; 4) thence South 60°22'56" East for 121.86 feet; 5) thence South 57°47'43" East for 152.78 feet; 6) thence South 48°06'04" East for 115.87 feet; 7) thence South 42°35'06" East for 111.41 feet; 8) thence South 32°46'48" East for 112.18 feet; 9) thence South 27°20'30" East for 112.36 feet; 10) thence South 11°43'18" East for 115.29 feet; 11) thence South 60°14'57" West for 53.41 feet; 12) thence North 72°42'37" West for 136.37 feet; 13) thence North 53°00'26" West for 119.93 feet; 14) thence North 56°22'19" West for 123.78 feet; 15) thence North 54°09'08" West for 121.56 feet; 16) thence North 41°14'38" West for 122.38 feet; 17) thence North 72°19'23" West for 98.53 feet; 18) thence North 77°39'22" West for 165.07 feet to the point of beginning, containing 5.47 acres, more or less.

Section 2. The real estate described above should be and the same is hereby rezoned from R1 and AW to PDRS.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Adopted and passed by the Board of Commissioners- of Tippecanoe County, Indiana, this 5th day of May, 2003.

VOTE:

Yes

_____KD Benson, President

Yes

_____Ruth E. Shedd, Vice President

Yes

_____John L. Knochel, Member

ATTEST:

_____Robert A. Plantenga, Auditor